



Unit 301B
12 Pioneer Avenue TUGGERAH

A Blank Canvas Read For Your Creativity

- Area m²:** 120
Rent \$/m²: \$250
Rent pa: \$30,000 Per Annum Net + GST
Net/Gross: Net
GST: Exclusive
Parking: 2
Outgoings:
Contact:

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Location:

Located right in the heart of Tuggerah Business Park which is home to an impressive list of businesses and organisations including NSW Police Assistance Line call centre; ING; national distribution centre for Hachette Australia Murdoch books; Star Track Express' freight terminal; Husqvarna Australia and Centrelink Call Centre, Bunnings trade centre as well as an impressive array of solicitors, accountants and professionals.

Description:

Available is this quality office space positioned at the front of this recently completed stylish business complex.

This property offers approx. 120sqm of ground floor office space with natural flowing light. Current layout is open plan, with air-conditioning, kitchenette, and toilet. Owners can do further fit-out work if required.

Perfect for a variety of professional business to occupy.

- Brand new office space
- 2 off street parking spaces
- Zoned B7 Business Park Zone